



**5 Neilson Court, Bathgate, West Lothian EH47 7NA**  
**Offers Over £179,500**

**KnightBain**  
estate agents

## 5 Neilson Court, Bathgate, West Lothian EH47 7NA

Offers Over £179,500

\*\*\* VIEWING BY APPOINTMENT \*\*\*

This impressive (originally THREE Bedroom) Detached Chalet is brought to the market in walk-in condition.

Offering versatility and an exceptionally sociable Three Public Rooms property comprising:

\*Welcoming Entrance Hall \*Open plan Dining Room (originally Bedroom 3) \*Spacious Conservatory \*Well proportioned Lounge with Double Doors leading to Dining Room

\*Modern Fitted High White Gloss Kitchen \*Modern Shower Room with Sparkle wet wall boarding and Double Shower enclosure \*Double Bedroom with wall to wall fitted mirrored wardrobes

\*Single Bedroom with WC Facilities

Externally:

\*Large monobloc Driveway Parking

\*Wraparound Gardens

Early viewing is indeed recommended to appreciate this well presented property which benefits generous storage on both levels, Double Glazing and Gas Central Heating.



### KITCHEN

12'2" x 7'9" (3.71m x 2.36m)

### DINING ROOM (formerly BEDROOM 3)

9'8" x 7'4" (2.95m x 2.24m)

### LOUNGE

23'2" x 12' (7.06m x 3.66m)

### SHOWER ROOM

7'3" x 5' (2.21m x 1.52m)

### CONSERVATORY

18'3" x 9'6" (5.56m x 2.90m)

### UPPER LEVEL

### BEDROOM ONE

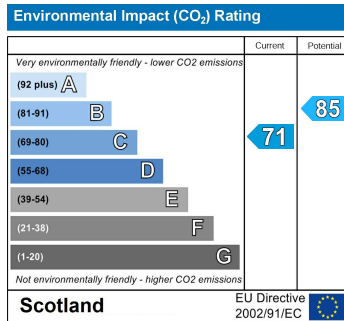
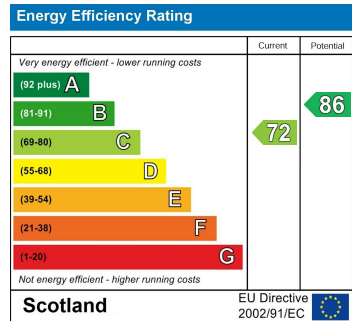
11'6" x 9'7" (3.51m x 2.92m)

### BEDROOM TWO

8'8" x 8' (2.64m x 2.44m)

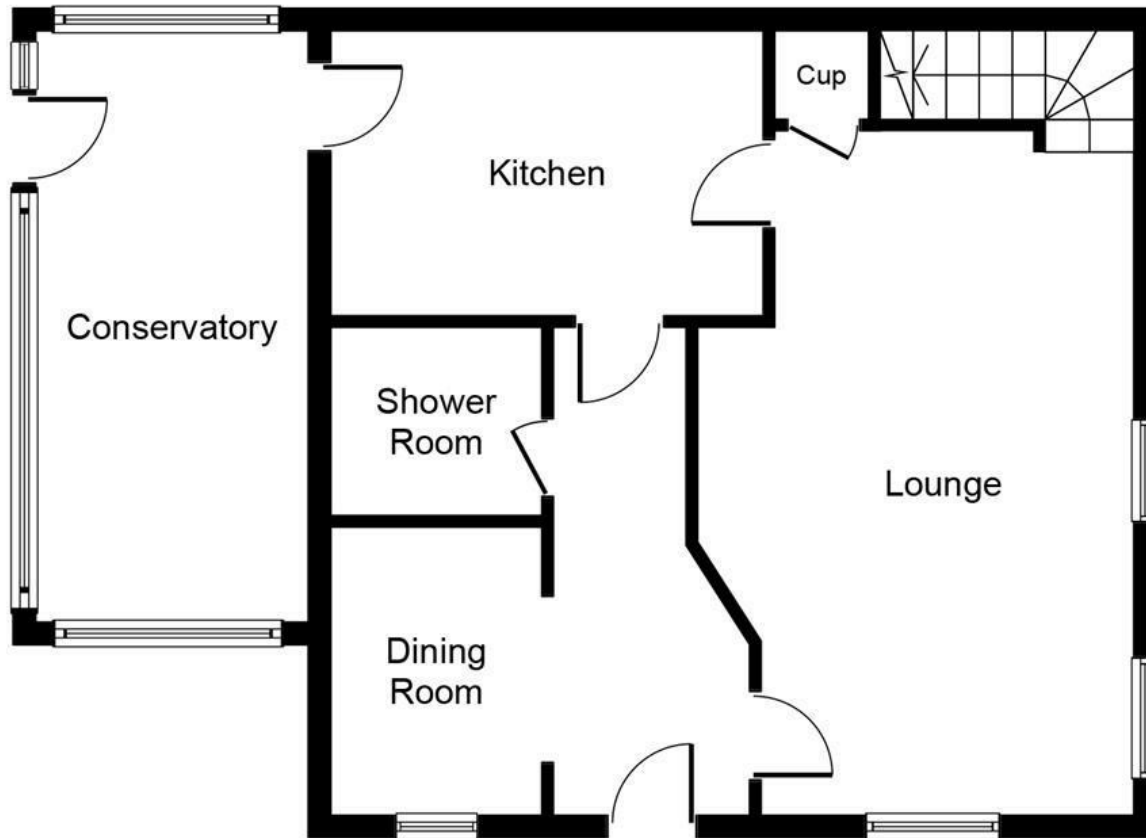
### WC

5'4" x 4'3" (1.63m x 1.30m)

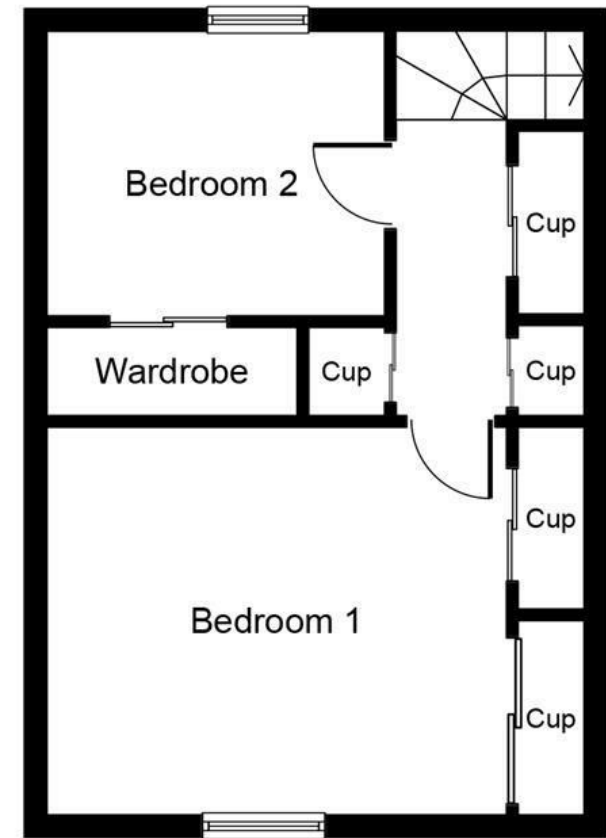








**Ground Floor**



**First Floor**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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**4 Greendykes Road, Broxburn, EH52 5AG**

**Tel: 01506 852000 | [info@knightbain.co.uk](mailto:info@knightbain.co.uk) | [www.knightbain.co.uk](http://www.knightbain.co.uk)**

*These particulars, whilst carefully prepared, are not warranted.*

*Prospective purchasers should make their own enquiries to confirm the details of this property.*